

Docket Item# 3
BAR CASE #2011-0101

BAR Meeting
June 1, 2011

ISSUE: Certificate of Appropriateness for Alterations
Waiver of HVAC Screening Requirement per Section 6-403(B)

APPLICANT: Urban Outfitters, Inc by Tim Goering, AIA

LOCATION: 610 King Street

ZONE: KR / King Street Urban Retail

STAFF RECOMMENDATION: Staff recommends approval of the Certificate of Appropriateness and Waiver of HVAC Screening, as submitted.

*EXPIRATION OF APPROVALS NOTE: In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

**BUILDING PERMIT NOTE: Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness and Waiver of HVAC Screening at 610 King Street.

The proposed alterations include:

Front Elevation

1. Removal of existing storefront windows and doors and construct a new, wood and glass storefront system. The storefront system will include a new, wood framed clear glass windows (5.5' wide x 5.5' high) with sixteen-light transoms with textured glass supported by painted PVC paneled bulkheads, a restored cornice and frieze with a new zinc roof and a pair of wood and clear glass doors with paneled surrounds.
2. Install an additional 8" wide trim board on existing frieze above second floor windows.
3. Install an additional 8" wide, molded trim board on the existing cornice above second floor windows.
4. Install new flashing on top of entablature above second floor windows.
5. Install new coping on top of parapet.
6. Restore and paint the existing pilasters on the front elevation.
7. Remove existing 1/1 windows on the second floor and install new, 6/6 painted wood simulated divided light, double-hung windows. The applicant proposes to utilize a textured glass to simulate a historic glass appearance.
8. Install new, painted trim and sills around the masonry window openings.
9. Paint the unpainted stucco façade, wood trim and storefront per proposed color scheme.

Rooftop

10. Construct a new, elevator in the interior of the building. The elevator will require the construction of a penthouse on the roof. The new elevator penthouse will measure 3'5" high (as measured from the flat roof). The elevator penthouse will be 4'2" lower than the front parapet.
11. Install three, new rooftop HVAC units. The front unit measures 5'9-3/4" high, the center 6' high, and the rear 5'9" high (all as measured from the flat roof). The front unit will extend 2-3/4" above the front parapet, the center 1-1/2" below, and the rear 9-3/4" above.
12. Request for a Waiver of HVAC Screening Requirement (per Section 6-403(B) of the Zoning Ordinance).

West Elevation – Not Visible from Public ROW

13. Infill two, existing windows on the first floor of the west elevation. The CMU block will be recessed one-inch from the face of the existing brick elevation (Each window's rough opening measures 3' high by 6'10" long).

Signage:

14. A new, 8" high, aged galvanized steel, pin mounted channel letter sign affixed to the existing sign board above the first floor entry identifying the company name "Anthropologie" (overall dimension of sign: 11'3-1/4" long by 8" high / 7.44 sq. ft.)

15. A new, double-sided hanging sign mounted on a metal sign bracket. This proposed, 2'6-1/8" long by 1'9" high (4.39 sq. ft.) rectangular-shaped sign is fabricated on hot rolled steel with laser cut galvanized steel channel letters identifying the company name "Anthropologie."

Total Linear Frontage: 44'. Total square footage of signage: 11.83. (26%)

II. HISTORY

Sanborn Fire Insurance Maps indicate that the two-story commercial building at 610 King Street was originally constructed as two separate buildings, each three bays wide. The building at 610 King Street is identified on current city tax maps as 610 and 612 King. 610 King (formerly 608 King) was constructed prior to **1885** and 612 King (formerly 610 King) by **1902**. In 1917, the F.W. Woolworth Company operated an Alexandria branch of their "five and dime" stores.

The current, two-story, six-bay brick building clad in stucco has undergone two, significant mid and late 20th century renovations. Original alterations to the first floor storefront and south façade occurred in 1965, with the present re-configuration in 1995 (approved by the Board, 9/6/1995).

Previous Approvals:

On February 10, 1965, the BAR approved exterior alterations to the storefront.

On September 6, 1995, the BAR approved exterior alterations which included removal of the existing metal awnings on the second level; installation of new double hung windows in the existing openings on the second level; replacement of the first floor retail windows with new wood door and storefront system; raising the first level cornice, cladding the building with stucco over the existing brick, adding a 10" granite base and installing an illuminated sign, *JJ's Hallmark*, on the new cornice over the new doorway (BAR #1995-0140).

III. ANALYSIS

The proposed alterations comply with the KR zone as defined in the City's Zoning Ordinance.

The building at 610 King is set on the north side of King Street among a row of Victorian-era buildings. The existing second floor windows are 1/1 double hung and have a simple, brickmold detail. The south façade is flanked with Doric pilasters and ornamented with a prominent entablature above the second floor windows.

Based on research of past BAR approvals, Staff does not believe that any of the existing windows are historic. The applicant is proposing to replace the existing 1/1, double hung sash windows on the south façade with 6/6 sash to reflect the building's late 19th/early 20th century period of construction. The storefront previously approved by the Board will remain generally intact. However, the existing plate glass windows will be replaced with a new storefront designed in the Colonial Revival style with paneled bulkheads, multi-light painted-wood glazing, and single-light, paired entry doors surrounded by painted-wood panels. All of the proposed details are compatible with the original architectural style.

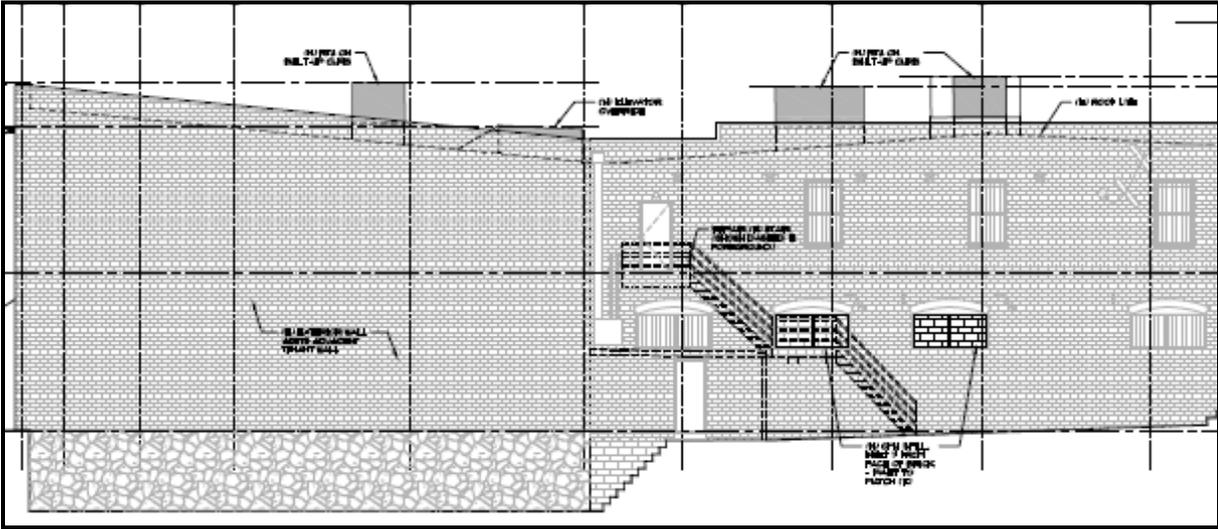
The new windows on the second-story and in the storefront transoms will contain textured glass. The applicant desires to utilize this material for privacy in the second floor fitting rooms as well

as to simulate an antique hand blown “cylinder glass” appearance in the storefront transoms. The use of art glass in the upper portion of storefront windows was common in the late 19th and early 20th century. Since the windows will be replacements and the glass will only be noticeably visible in the storefront transom, Staff supports its use.

During research for the report, staff discovered that this building was originally two separate buildings, one dating from the late 19th century and the other from the early 20th century. It is believed that much of the current façade was approved by the BAR in 1995, including a new storefront, the raising of the cornice above the storefront, the replacement of the windows, and the stucco veneer. The cornice above the second floor windows and the pilasters were most likely installed when the buildings were converted into a five and dime store in 1917. Since the stucco veneer is a modern material, staff does not object to the painting of this masonry surface. Although the window openings and the frieze and cornice above the second floor windows have been identified as historic, the installation of trim surrounding the windows and applying 8” wide trim on the frieze and cornice will not negatively impact the building’s remaining integrity.

The windows to be enclosed on the west elevation are not visible from a public ROW and are located in an inaccessible service alley. Additionally, the historic window sashes have already been removed and the proposal will be retaining the window’s rough openings and brick arches. Since the in-filled windows could be reversed in the future, Staff does not object to the alterations and notes that the CMU block will be recessed from the face of the surrounding wall.

The applicant is proposing to install an elevator penthouse and HVAC equipment on the existing roof. Due to the proposed location, in the center of the roof and the building’s existing parapets, the new, elevator penthouse and HVAC equipment will not be visible from the public ROW.



Proposed Location of HVAC Equipment and Elevator Penthouse

Signage

The *Design Guidelines* recommend that one sign per business is generally appropriate. However, the Board has frequently approved more than one sign for a business with a single frontage. The signage typically is a combination of projecting hanging, wall mounted lettering and/or window decals. Due to the large storefront’s location on King Street, and the types of

signs approved for nearby businesses of similar scale, staff believes that two signs are appropriate for this business.

According to the *Design Guidelines*, “Signs and awnings are prominent visual elements of the streetscape in commercial areas of the historic district;” furthermore, “Signs should blend with and not detract from the historic architecture of the district.” Staff finds that the proposed signage consistent with the *Design Guidelines* and is appropriate in design, material and scale to both the architectural character of 610 King Street and this section of the historic district.

The sign proposal complies with the Board’s adopted *Administrative Approval Policy for Signs*.

Summary

The proposal is requesting sympathetic and architecturally appropriate alterations to modern architectural features and materials which are compatible with the original architectural style, yet subtly different and thus comply with the design intent expressed in the Design Guidelines.

Waiver of HVAC Screening Requirement - Section 6-403(B)

Per Section 6-403(B)(3): In the Old and Historic Alexandria and the Parker-Gray Districts, the requirement of sections 6-403(B)(1) may be waived or modified by the board of architectural review where the board finds that the screening requirement would be architecturally inappropriate and inconsistent with the character of the district.

Staff recommends that the Board find that the HVAC units would not be visible by pedestrians from King Street nor the adjacent rear public alley and that they are adequately screened by the existing parapet walls. Installing HVAC equipment on the rooftop is architecturally appropriate, consistent with the character of the district and is common on surrounding buildings. Staff recommends that the Board support the waiver of Section 6-403(B)(1) HVAC screening requirement.

STAFF:

Michele Oaks, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F- finding

Zoning Section:

C-1 Proposed signs, new windows, alterations to front façade, CMU block infill along alley will comply with zoning.

Code Administration:

F-1 The following comments are for preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Thomas Sciulli, Plan Review Supervisor at 703-746-4190 or thomas.sciulli@alexandriava.gov.

C-1 Building permits will be required to be issued prior to any facade /signage work

C-2 The plans submitted with this BAR request are not approved for construction or demolition

C-3 Five complete sets of sealed drawings will be required to be submitted for review prior to the issuance of any permits.

C-4 Applicant shall show the use of the space(s) affected by the infill of the two window openings on the west alley. Light and ventilation will be required to be achieved mechanically

Transportation and Environmental Services (T & ES)

RECOMMENDATIONS

R1. The building permit plans shall comply with requirements of City Code Section 5-6-224 regarding the location of downspouts, foundation drains and sump pumps. Refer to Memorandum to Industry dated June 18, 2004. [Memorandum is available online at the City web site under Transportation\Engineering and Design\Memos to Industry.]. (T&ES)

R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R3. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)

R4. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on all plans submitted for approvals. (T&ES)

R5. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)

CITY CODE REQUIREMENTS

- C-1. An Encroachment will be required for the store frontage that is within the public right of way. (Sec. 5-2-29) (T&ES)
- C-2 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-3 A sign may be erected or displayed flat against a building wall or at an angle thereto, so long as the sign does not project more than four feet from the building wall or within one foot of an established curb line and the bottom of the sign is at least eight feet above a sidewalk or parking area and at least 14.5 feet above any alley. (Sec. 5-2-29(c)) (T&ES)
- C-4 The owner shall obtain and maintain a policy of general liability insurance in the amount of \$1,000,000 which will indemnify the owner (and all successors in interest); and the city as an additional named insured, against claims, demands, suits and related costs, including attorneys' fees, arising from any bodily injury or property damage which may occur as a result of the encroachment. (Sec. 5-29 (h)(1)) (T&ES)
- C-5 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-6 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-7 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of storm water drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-8 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

V. IMAGES



Figure 1: Illustration of New North Facade



Figure 2: Existing Conditions – North Facade



Figure 3: Existing Conditions – 600 Block of King



Figure 4: Existing Conditions - Façade Details



Figure 5: Existing Conditions- Rear Elevation

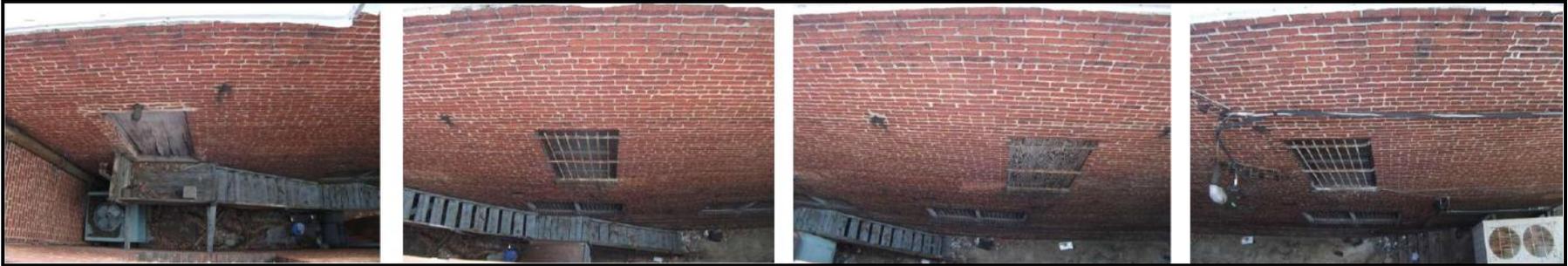


Figure 6: Existing West Elevation – As viewed looking down from adjacent rooftop

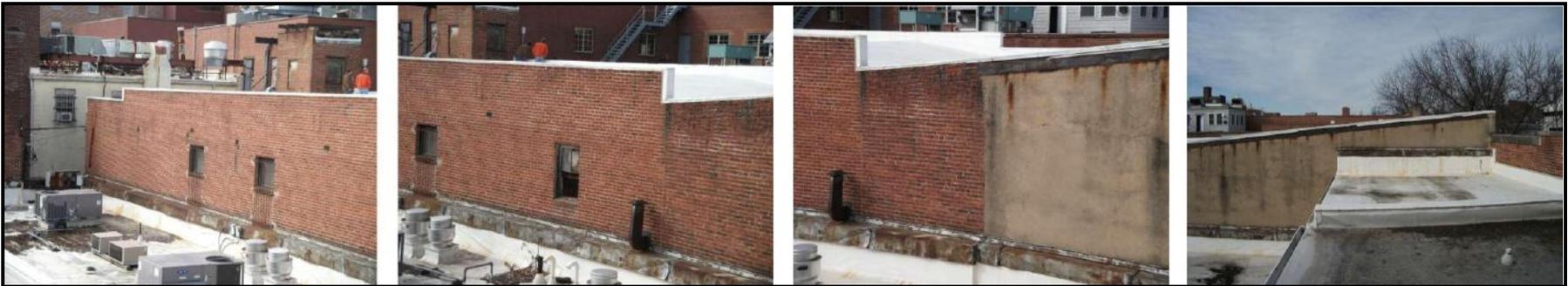


Figure 7: Existing East Elevation – Viewed from adjacent rooftop

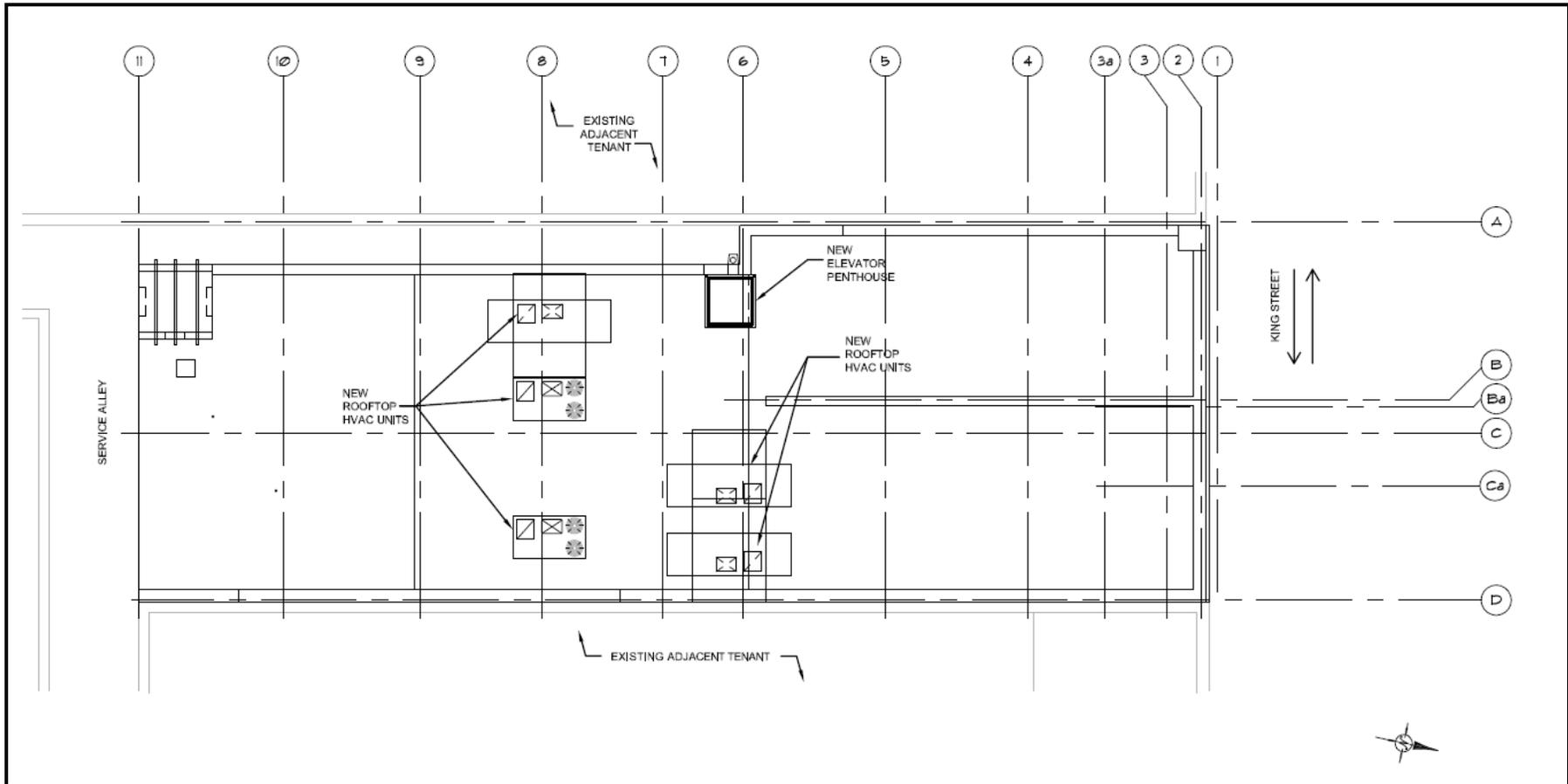


Figure 8: Roof Plan

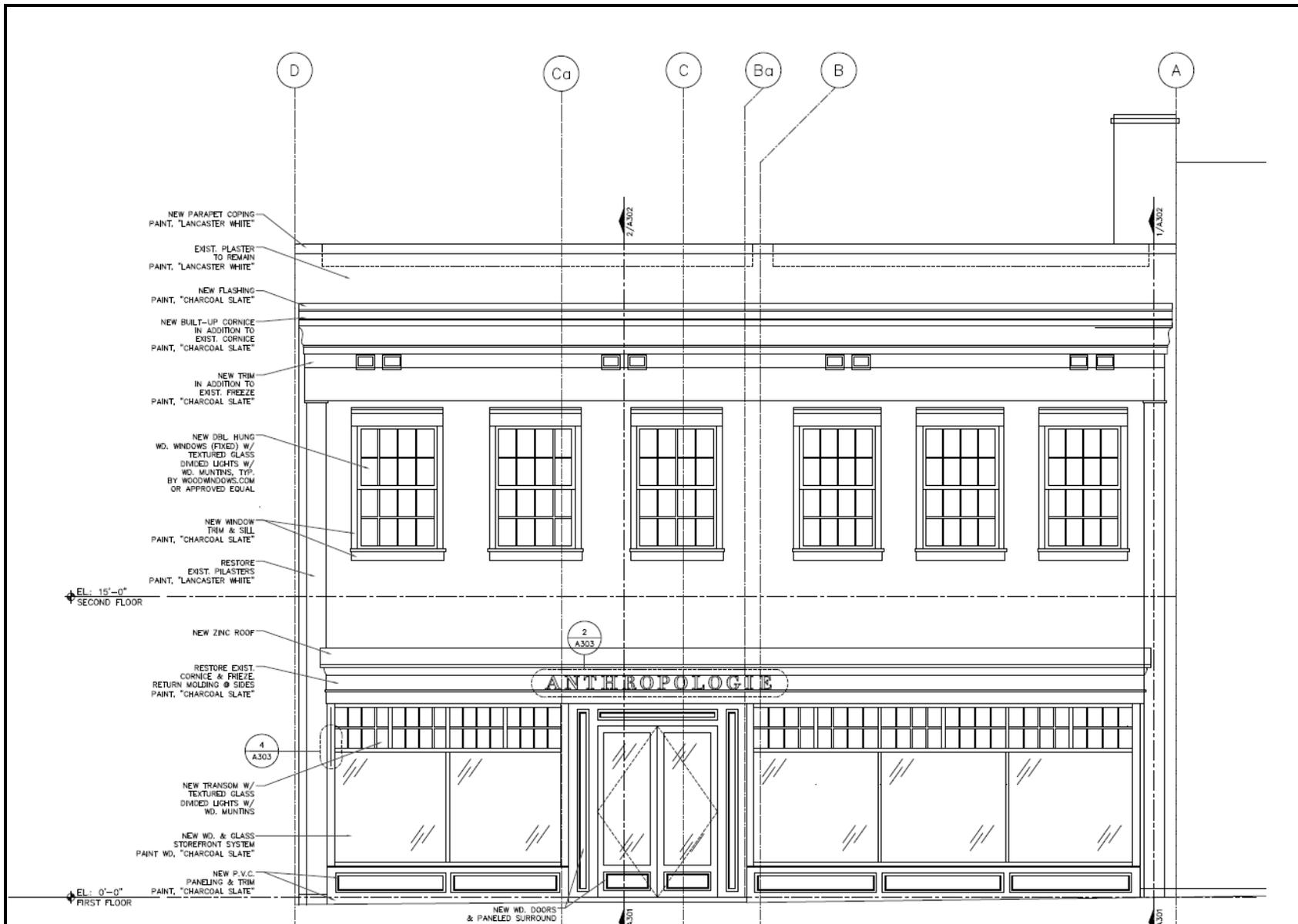


Figure 9: South Facade

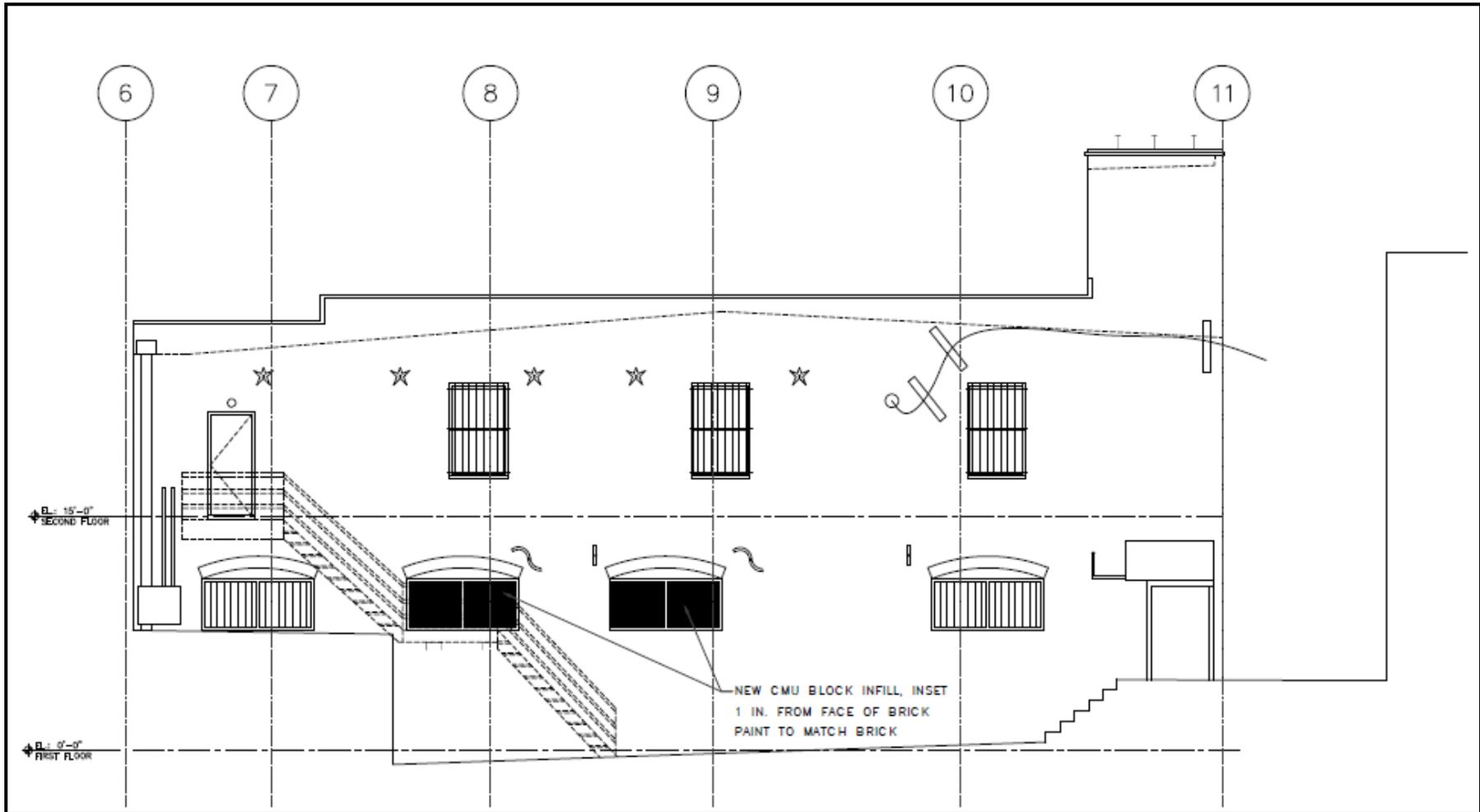


Figure 10: Proposed West Elevation

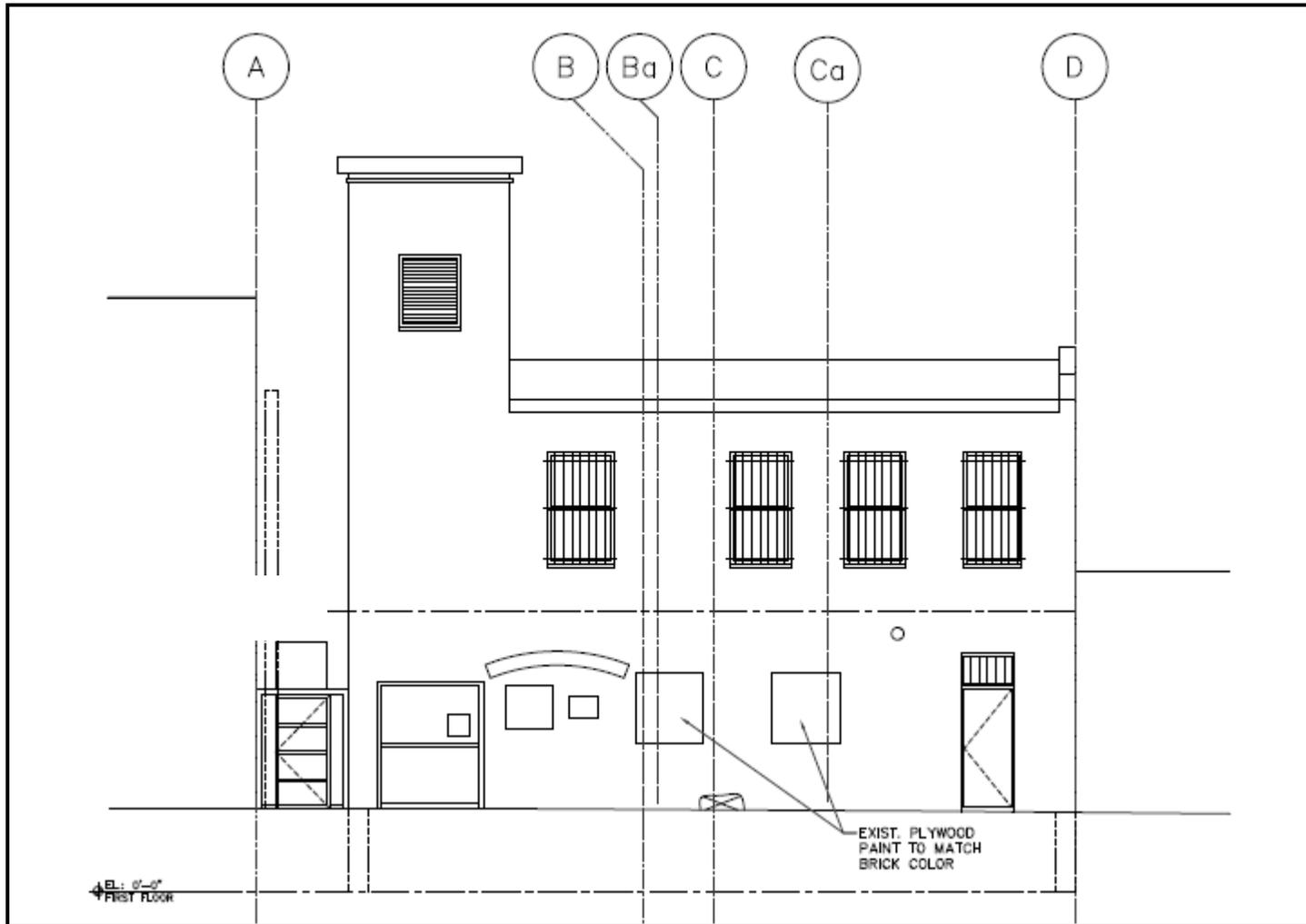


Figure 11: Proposed Rear Elevation

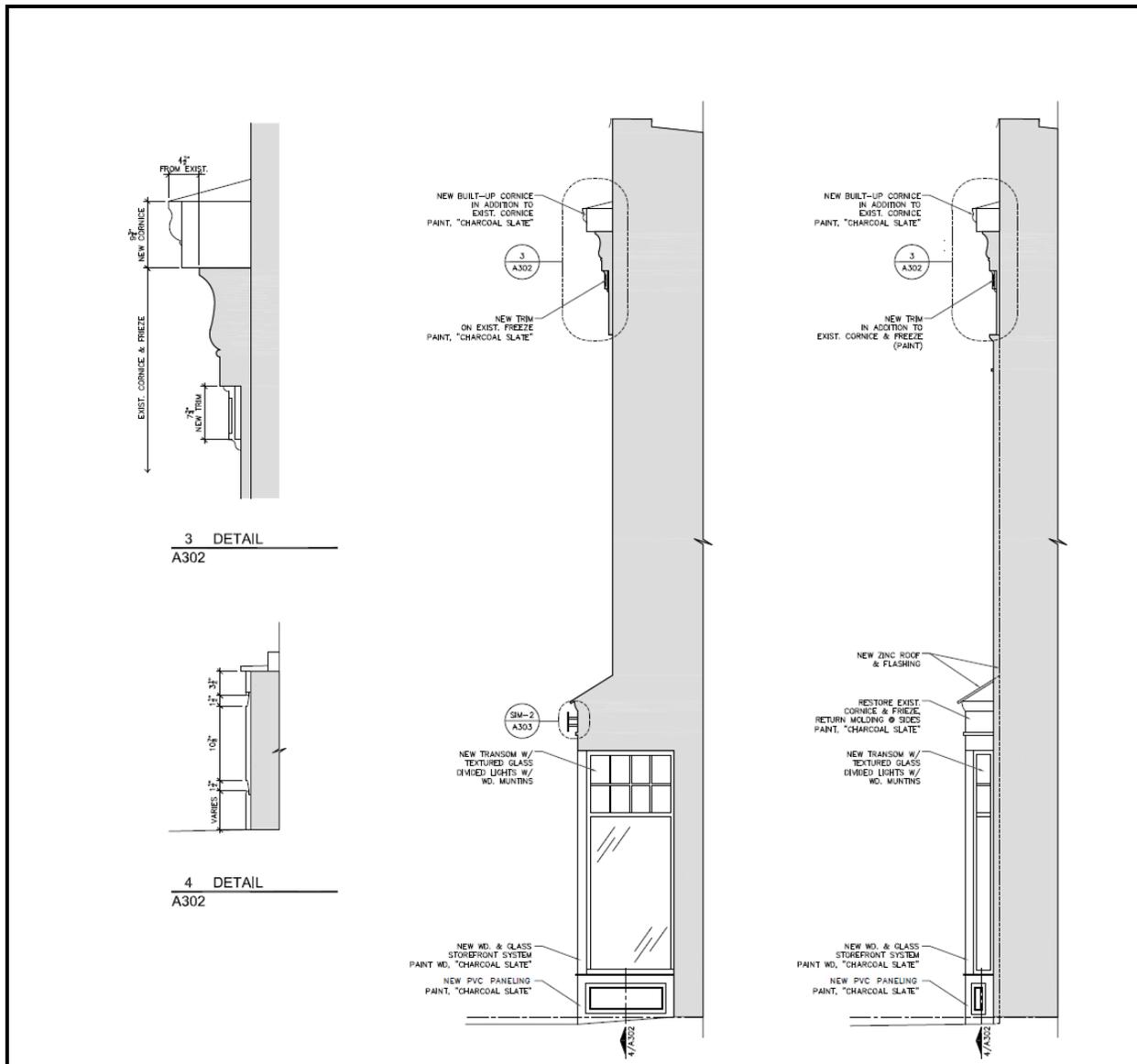


Figure 12: Proposed Storefront Details

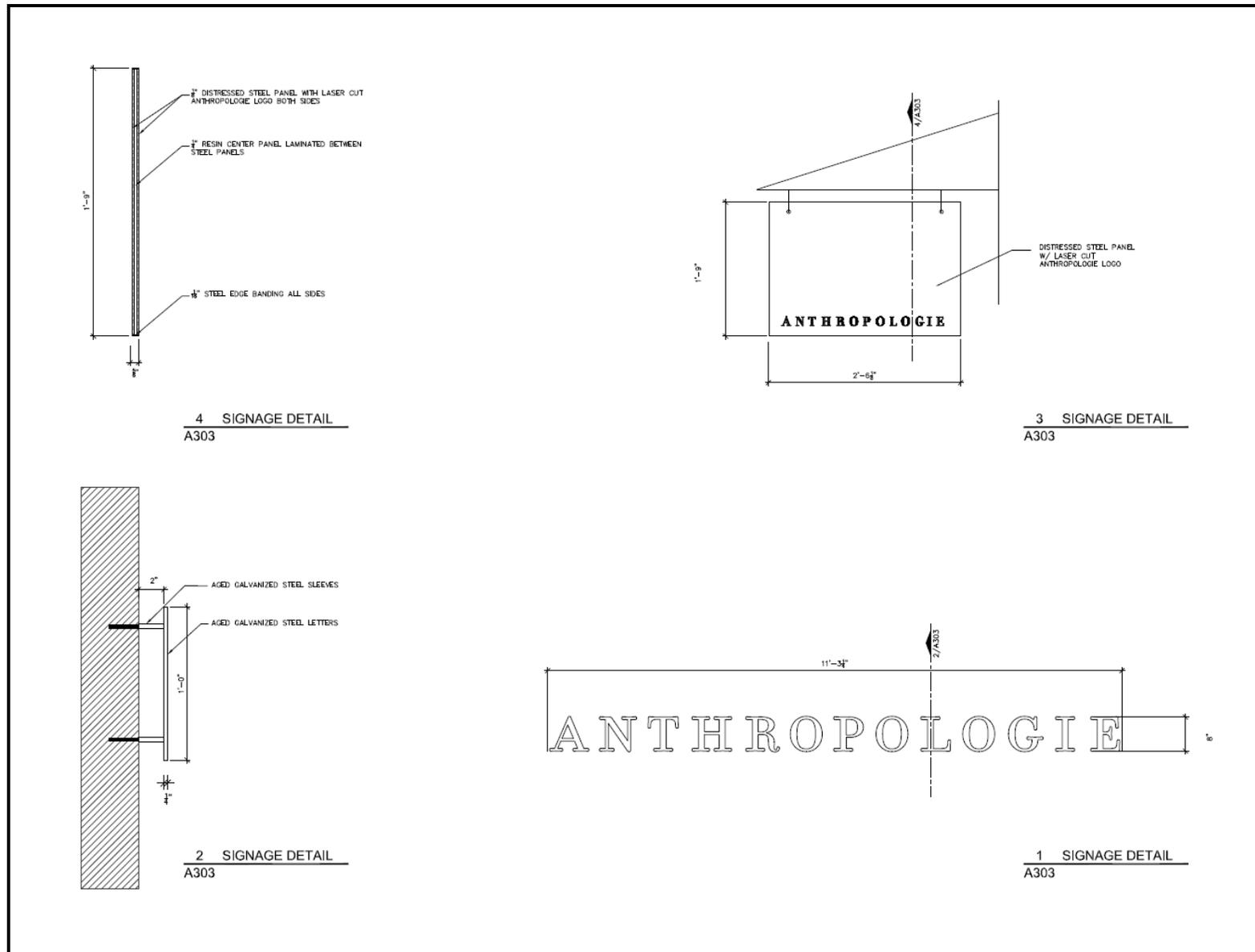


Figure 13: Proposed Signage

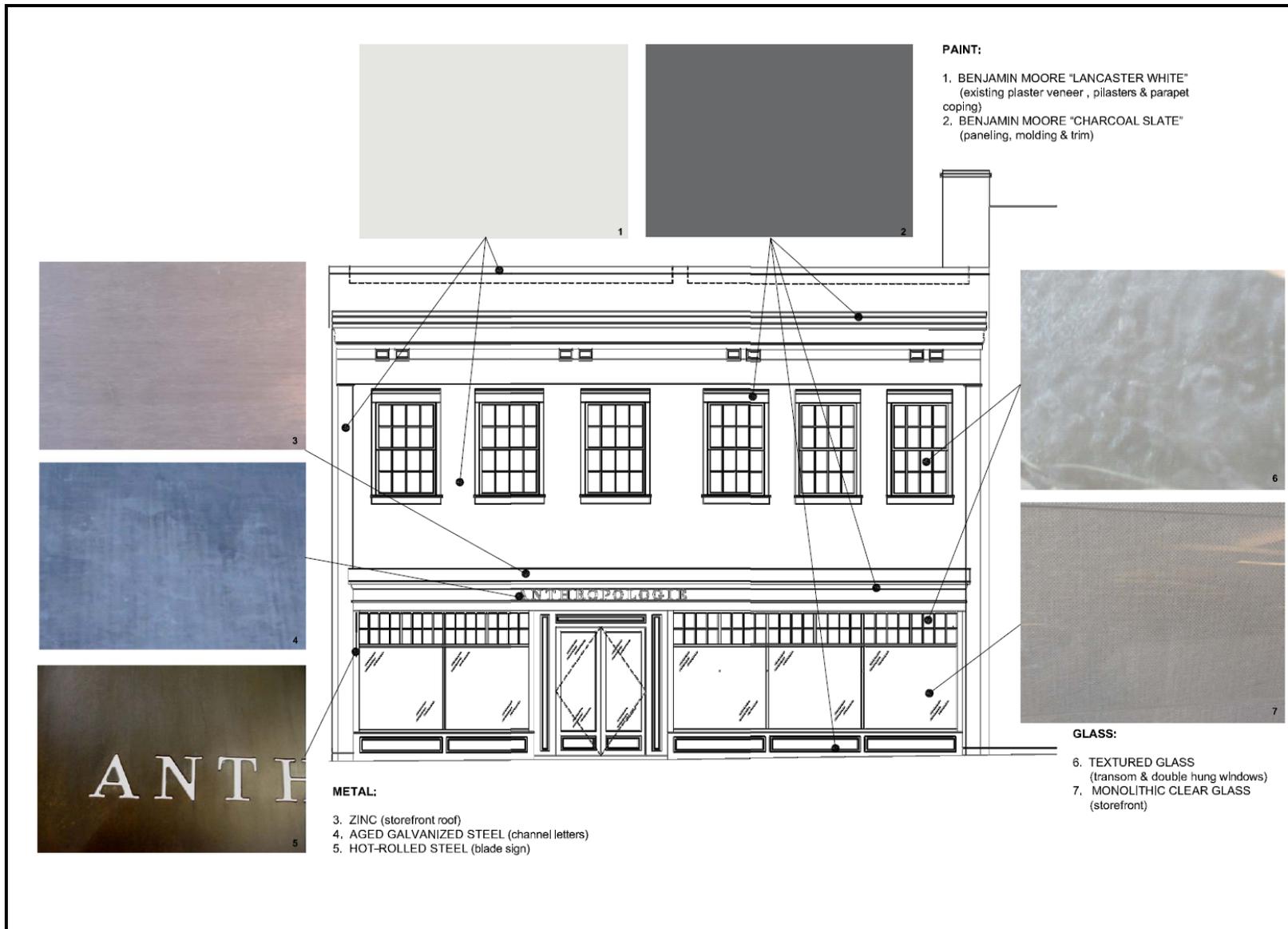


Figure 14: Proposed Materials